



18 Pinfold, Epworth, DN9 1SG

- 2-Bedroom Semi-Detached Bungalow in Prime Epworth Location – No Chain! Located within easy walking distance of the historic market town of Epworth this delightful bungalow offers comfortable & convenient living in a sought-after area. Briefly comprising reception hall, living room, kitchen, day room, 2 bedrooms & bathroom. Externally the property features a well-maintained front garden with a lawn, mature shrubs & low brick boundary wall. A driveway with off-road parking leads to a detached single garage. To the rear you'll find an enclosed garden with a patio area and mature trees & shrubs offering privacy. This lovely bungalow is offered with no chain and vacant possession, The popular town of Epworth offers a wide range of local amenities including shops, cafes, restaurants, a doctor's surgery & dentist all within close proximity. Early viewing is highly recommended to fully appreciate this property has to offer. □ Contact the agents today to arrange your viewing! ●
- 2-bedroom semi-detached bungalow - Reception hallway / Living room - Kitchen / Day room - Two bedrooms / Bathroom - Good local amenities - Front & rear garden with patio area - Driveway with parking & detached garage ●

Price Region: £175,000

SEMI-DETACHED BUNGALOW

THE PROPERTY Charming 2-Bedroom Semi-Detached Bungalow in Prime Epworth Location – No Chain! Located within easy walking distance of the historic market town of Epworth this delightful two-bedroom semi-detached bungalow offers comfortable and convenient living in a sought-after area. The accommodation briefly comprises reception hall, living room, kitchen, a light-filled day room, two bedrooms and a bathroom. (In need of modernisation). Externally the property features a well-maintained front garden with a lawn, mature shrubs and a low brick boundary wall. A driveway with off-road parking leads to a detached single garage. To the rear you'll find an enclosed garden with a patio area and mature trees and shrubs that provide a good degree of privacy. This lovely bungalow is offered with no chain and vacant possession. The popular town of Epworth offers a wide range of local amenities including shops, cafes, restaurants, a doctor's surgery and a dentist, all within close proximity. Early viewing is highly recommended to fully appreciate this property has to offer. ☐ Contact the agents today to arrange your viewing!

RECEPTION HALL Entrance door leading into L-shaped hallway. Laminate flooring. Built-in storage cupboard. Loft access. Radiator.

LIVING ROOM 22' 0" x 10' 1" (6.731m x 3.080m) Front facing bay window with side windows. Electric fire with marble insert and hearth and pine fireplace surround. Television point. Radiator.



KITCHEN 9' 9" x 8' 8" (2.983m x 2.661m) Side facing window and rear facing glass door and window leading into the Day Room. Fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer with tiled splash backs. Four ring gas hob with extractor fan above. Built-in oven and separate grill and provision for whitegoods. Laminate flooring. Down lights. Radiator.



DAY ROOM 17' 0" x 8' 5" (5.187m x 2.580m) Rear facing floor to ceiling windows. Rear French doors and additional side personal door with glass side screens and frosted high level windows. Laminate flooring. Down lights. Radiator.



BEDROOM 1 12' 2" x 10' 1" (3.722m x 3.096m) Rear facing window overlooking day room. Extensively fitted wardrobe with overhead storage and dressing table with drawers. Radiator.



BEDROOM 2 9' 6" x 8' 9" (2.915m x 2.685m) Front facing window. Laminate flooring. Radiator.



BATHROOM 7' 4" x 5' 4" (2.260m x 1.629m) Side facing window. Low level pedestal hand wash basin and WC. Bath with shower over and side screen. Fully tiled walls. Laminate flooring. Radiator. (In need of modernisation).



OUTSIDE Externally the property features a well-maintained front garden with a lawn, mature shrubs and a low brick boundary wall. A driveway with off-road parking leads to a detached single garage. To the rear you'll find an enclosed garden with a patio area and mature trees and shrubs that provide a good degree of privacy. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: B

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236